

19th December 2025

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/58/25/PL
Site Address: The Bungalow Station Road Rustington BN16 3BA
Description of works: Proposed demolition of existing garage and storage area and construction of new self-build 3 bedroom dwelling, with new garages for both dwellings. This application is in CIL zone 4 and is CIL liable.

Thank you for your internet representation made on 18th December 2025 which has been recorded as an objection with the comments as follows:

OWQC80381

My Council has considered this application and wishes to reiterate its previous object to it on the following grounds:-

- (i) The proposal, by reason of its size, shape, height, mass and design, would represent a severe over-development of the site
- (ii) Having regard to the limited area of the site, and its relationship to the neighbouring properties, the proposal would present an over-bearing and unsympathetic appearance for the occupiers of Nos. 43, 45, 47, 49 Park Drive and 7, 8, 9 10 Cleaves Court, in particular, which would result in a loss of privacy by reason of overlooking, loss of light and would, most certainly, be detrimental to their visual amenities and quiet enjoyment
- (iii) The proposal is in conflict with Policy 2 of the Rustington Neighbourhood Plan which states that the 'Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to those existing neighbouring properties
- (iv) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, via an already restricted entrance/exit onto Station Road, a main and very busy thoroughfare to the Village Centre. Station Road already has inadequate width and visibility, and this would certainly add to the risks for highway users to an unacceptable degree. This point is made even more pertinent by the fact that

there is a speed camera in Station Road, the reasons for which were clearly defined by the Highway Authority, namely that this stretch of road, warranted such a camera

(v) The proposal would be likely to attract standing vehicles, particularly in the absence of any provision for visitors parking, which would interrupt the free flow of traffic on the public highway. The access to the site from Station Road, is located immediately next to its junction with Park Drive, and opposite its junction with Sea Avenue

(vi) With the various buildings not being in scale to the space available, a very narrow and unsafe roadway results in front of the proposed dwelling with no parking facility for this property

(vii) The proposal to construct a detached two-storey Garage/Office immediately adjacent to the boundary of the proposal with No. 45 Park Drive, the height of which will most definitely be in excess of the 2.5 metres permissible for such an outbuilding, will have an adverse effect on the occupiers of that property to an unacceptable degree

(viii) This type of further back-land/in-fill development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area.

The Council also expressed its concern that the mature trees on the site were an important characteristic and should be retained. There were also a number of similar aged trees along the boundary of the site with Cleaves Court, which should be protected from damage to their roots resulting from any future construction works. It was further agreed to urge the District Council to ensure that its Arboriculturist carried out a full inspection of the aforementioned trees prior to any decision being made in respect of this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>